



Spycott











# Spycott

Chittlehamholt, Umberleigh, , EX37 9PB

Chittlehamholt 1 mile South Molton 7 miles Barnstaple 12.5 miles

A beautiful period cottage with stunning mature gardens and breath-taking views over the Taw Valley

- Simply stunning Grade II listed cottage
- Breath-taking views over the Taw Valley
- 3 Reception Rooms and Study/Bed 4
- Double garage, workshop and parking
- Freehold
- Beautiful mature gardens and grounds
- Kitchen/Breakfast Room
- 3 Further Bedrooms and Bathroom
- Total about two-thirds of an acre
- Council Tax Band F

Guide Price £845,000

## Stags South Molton

29 The Square, South Molton, EX36 3AQ

01769 572263 | [south-molton@stags.co.uk](mailto:south-molton@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty



### Situation

Spycott is situated in a stunning, elevated location on the eastern side of the highly attractive Taw Valley and yet is only a mile from the popular village of Chittlehamholt, which has a church, village hall, community shop and award winning public house, The Exeter Inn. The Mole Resort, with its impressive, state of the art leisure facilities is also situated on the southern outskirts of the village. The local market town of South Molton lies about seven miles away and offers a good range of further amenities including schooling to secondary level, a good range of shops and Sainsbury's supermarket. The town holds a weekly livestock and award winning pannier markets. The larger regional centre of Barnstaple is about 12.5 miles and the Cathedral City of Exeter is about 28 miles to the south east.

Both Exmoor and Dartmoor National Parks as well as the renowned North Devon coastline are within easy reach by car.

### Description

Believed to date from the late 18th Century and primarily of stone construction under a thatched roof, Spycott is a beautiful Grade II listed property in a lovely setting with panoramic views over the unspoilt Taw Valley. The property will be found to be impeccably presented throughout with fine period features, oak flooring throughout and a lovely outlook over its own stunning mature gardens.

### Accommodation

To the rear of the cottage, a part-glazed stable door leads into the KITCHEN/BREAKFAST ROOM fitted with bespoke ash units, mainly with granite worktops over, tall unit, plate rack, double bowl ceramic sink with mixer tap, four oven AGA, integrated electric oven with 2 plate hob over and shelved larder cupboard. Off the kitchen is a UTILITY/BOOT ROOM with part-glazed stable door to the outside and fitted with a range of units with oak worktops, 1¼ bowl ceramic sink unit with mixer tap, space and plumbing for washing machine and dryer, space for American style fridge/freezer, shelved airing cupboard and coats cupboard. A SHOWER ROOM is panelled to dado height and fitted with a WC, pedestal wash basin and tiled shower cubicle. Next to the shower room is a STUDY or FOURTH BEDROOM.

Returning to the kitchen a couple of steps lead down into the double aspect DINING ROOM with a small window seat. The LIVING ROOM has a chamfered beam, fireplace with tiled hearth and timber surround, bread oven and wood burning stove and a door into the front PORCH. Off the living room is a double aspect SITTING ROOM with a stone fireplace with timber mantel and wood burning stove. Glazed double doors provide a wonderful outlook and lead out into the gardens.

On the FIRST FLOOR, a GALLERIED LANDING leads to the THREE BEDROOMS and the BATHROOM. BEDROOM ONE has fitted wardrobes and a wonderful, triple aspect outlook over the gardens and the valley and an interesting 'spy window'. BEDROOM TWO is a double room with a chimney breast with display shelf and BEDROOM 3 is also a double room, both bedrooms having a superb outlook over the gardens. The BATHROOM has dado panelled walls and is nicely fitted with a free-standing roll top, claw foot, cast iron bath with mixer shower attachment, high level WC and dual wash basins on a large wooden and marble wash stand.







### Outside

The property is approached off a very quiet and 'no through' country lane. Adjacent to the cottage is a detached, timber-framed BUILDING incorporating a double garage, workshop and storage area (measurements on floor plan). There is parking to the front and side. Two pedestrian gates lead to the rear of the cottage and to the front gardens.

### The Gardens

The gardens at Spycott are truly stunning and a major selling feature. They offer a blend of formal and informal garden styles, typical of an English country garden, divided into 'rooms' with well-pruned hedges, mature trees, well-stocked flower beds, structured paths, stonework and secluded seating areas that offer visual delight, privacy, space for relaxation and entertaining, and beautiful views over rolling countryside.

Adjacent to the cottage is a neatly bordered lawn interspersed with flower beds, paved paths and trimmed hedging along with a timber-framed SUMMERHOUSE The lower area of garden is more wooded and shaded, with further lawned areas bordered by thoughtfully planted flower and shrub beds. There's also a dedicated kitchen garden area with a greenhouse and raised beds and an adjoining patio area offering stunning views across the Taw Valley landscape.

To the rear of the cottage is a raised area of patio, perfect for outside dining, and with fine views over farmland and valley to the rear.

In total the property extends to about TWO-THIRDS OF AN ACRE.

### Services

Mains electricity, private water and drainage system (septic tank and soakaway).

Oil-fired under-floor central heating throughout, apart from the kitchen. Boiler and oil tank installed in 2023.

Mobile - Likely outside from all major providers (Ofcom).

Broadband - Standard available (Ofcom).

### Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572 263.

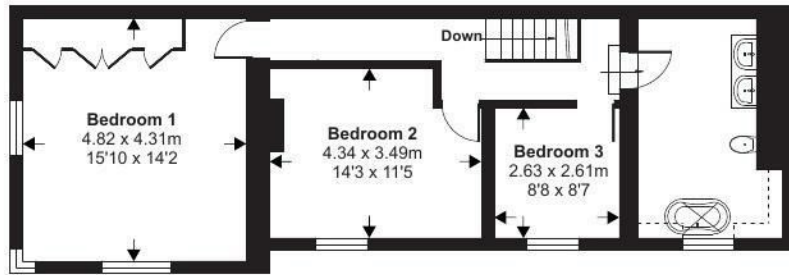
### Directions

From the centre of Chittlehamholt take the turning to the west signposted to Portsmouth Arms.

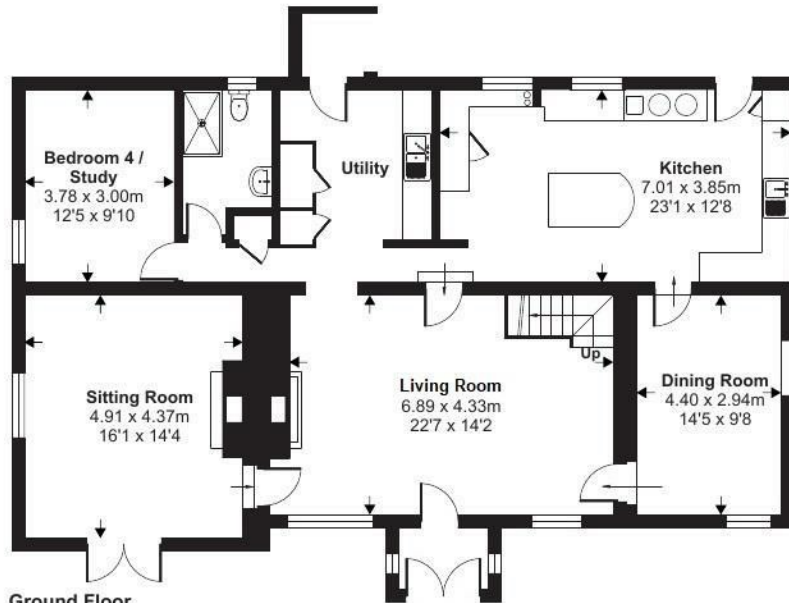
Continue on this road out of the village and after a quarter of a mile turn right signposted to Spycott and Mollands. Continue on this country lane for about three quarters of a mile and the property will be clearly seen on the right.

What3words Ref: jumbo.laying.host

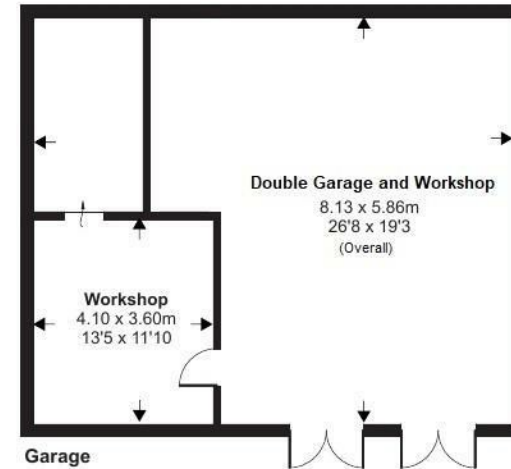




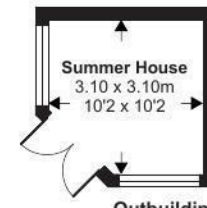
First Floor



Ground Floor



Garage



Outbuilding

Approximate Area = 2156 sq ft / 200.2 sq m

Garage = 841 sq ft / 78.1 sq m

Outbuilding = 94 sq ft / 8.7 sq m

Total = 3091 sq ft / 287 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1302557



**STAGS**

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







